

**RESOLUTION NO. OB 2014-02**

**A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY  
OF THE CITY OF DIXON APPROVING AN AMENDED LONG-RANGE PROPERTY  
MANAGEMENT PLAN  
PREPARED PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION  
34191.5**

**WHEREAS**, as authorized by applicable law, the City of Dixon has elected to serve as the Successor Agency to the former Dixon Redevelopment Agency; and

**WHEREAS**, Health and Safety Code Section 34191.5(b) requires a Successor Agency to prepare a Long-Range Property Management Plan (LRPMP) to address the disposition and use of the real property of the Former Dixon Redevelopment Agency; and

**WHEREAS**, the Dixon Successor Agency has prepared a Long-Range Property Management Plan ("Plan") in accordance with Health and Safety Code Section 34191.5 (b), with regard to the disposition of Former Redevelopment Agency owned properties; and

**WHEREAS**, the Dixon Oversight Board has received, and reviewed the Plan at its meeting on August 8, 2013, and thereafter approved a Revised Plan at its special meeting on September 25, 2013; and

**WHEREAS**, the Oversight Board approved this Resolution at its regular meeting on January 7, 2014 Amending the Revised LRPMP by adding language pertaining to Compensation Agreement with other taxing entities; and

**WHEREAS**, the Dixon Oversight Board finds that the Amended Plan was prepared in accordance with the requirements of Health and Safety Code Section 34191.5 and 34180(f)(1).

**NOW, THEREFORE BE IT RESOLVED**, that the Oversight Board of the Successor Agency of the City of Dixon hereby resolve as follows:

Section 1. Finds and determines that the forgoing recitals are true and correct.

Section 2. The Amended Long-Range Property Management Plan, including Compensation Agreements, is hereby approved.

Section 3. Successor Agency staff is hereby authorized and directed to transmit the Amended Plan, including executed Compensation Agreements, to the Department of Finance for review and approval with the requirements of Health and Safety Code Section 34191.5 and 34180(f).

**PASSED AND ADOPTED** by the Dixon Oversight Board of the Successor Agency of the City of Dixon at a regular meeting held on February 5, 2014, by the following vote:

AYES: Arnold, Stringer, Vasquez, Zawadzki, Batchelor  
NOES: None  
ABSENT: Mulligan, Nunley  
ABSTAIN: None

DATED: February 5, 2014

APPROVED:

A handwritten signature in blue ink, appearing to read "Jack Batchelor", written over a horizontal line.

Jack Batchelor

**Chairman** of the Oversight Board of the  
Successor Agency of the City of Dixon

ATTEST:

A handwritten signature in blue ink, appearing to read "Dianna Camara", written over a horizontal line.

Dianna Camara

**Secretary** of the Oversight Board  
of the Successor Agency of the City of Dixon

**OVERSIGHT BOARD RESOLUTION NO. 2013-10**

**A RESOLUTION OF THE OVERSIGHT BOARD OF SUCCESSOR AGENCY  
OF THE CITY OF DIXON APPROVING A REVISED LONG-RANGE PROPERTY  
MANAGEMENT PLAN  
PREPARED PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION  
34191.5**

**WHEREAS**, as authorized by applicable law, the City of Dixon has elected to serve as the Successor Agency to the former Dixon Redevelopment Agency; and

**WHEREAS**, Health and Safety Code Section 34191.5(b) requires a Successor Agency to prepare a Long-Range Property Management Plan (LRPMP) to address the disposition and use of the real property of the former Dixon Redevelopment Agency; and

**WHEREAS**, the Dixon Successor Agency has prepared a revised long-range property management plan ("Plan") in accordance with Health and Safety Code Section 34191.5, and a copy of the revised Plan is attached to this Resolution as Exhibit "A"; and

**WHEREAS**, the Dixon Oversight Board has received, reviewed and considered the revised Plan, and considered all written and oral staff reports regarding the revised Plan and any written and oral public comments on the revised Plan, during a duly noticed public meeting held on September 25, 2013; and

**WHEREAS**, the Dixon Oversight Board finds that the revised Plan was prepared in accordance with the requirements of Health and Safety Code Section 34191.5.

**NOW, THEREFORE BE IT RESOLVED**, that the Oversight Board of Successor Agency of the City of Dixon hereby resolve as follows:

Section 1. Finds and determines that the forgoing recitals are true and correct.

Section 2. The revised Long-Range Property Management Plan attached to this Resolution as Exhibit "A" is hereby approved.

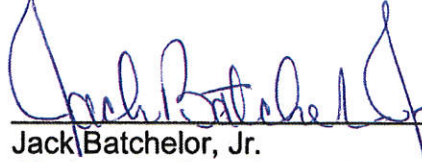
Section 3. Successor Agency staff is hereby authorized and directed to transmit the approved revised Plan and this Resolution to the Department of Finance for review and approval in accordance with the requirements of Health and Safety Code Section 34191.5.

**PASSED AND ADOPTED** by the Dixon Oversight Board of Successor Agency of the City of Dixon at a regular meeting held on September 25, 2013, by the following vote:

AYES: Mulligan, Stringer, Vasquez, Zawadzki, Batchelor  
NOES: None  
ABSENT: Arnold, Nunley  
ABSTAIN: None

DATED: September 25, 2013

APPROVED:

A handwritten signature in blue ink, appearing to read "Jack Batchelor, Jr.", written over a horizontal line.

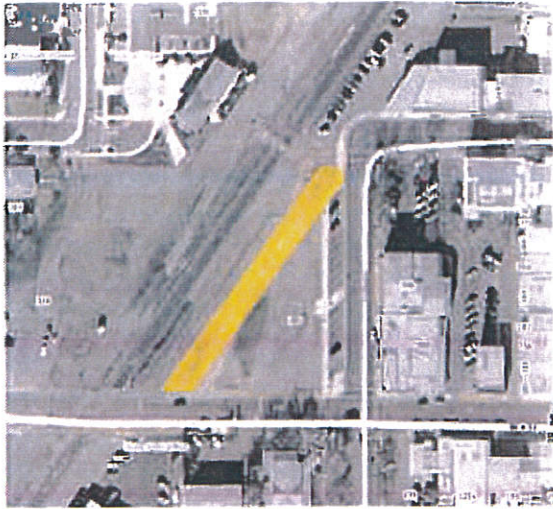
Jack Batchelor, Jr.  
**Chairman** of the Oversight Board of the  
Successor Agency of the City of Dixon

ATTEST:

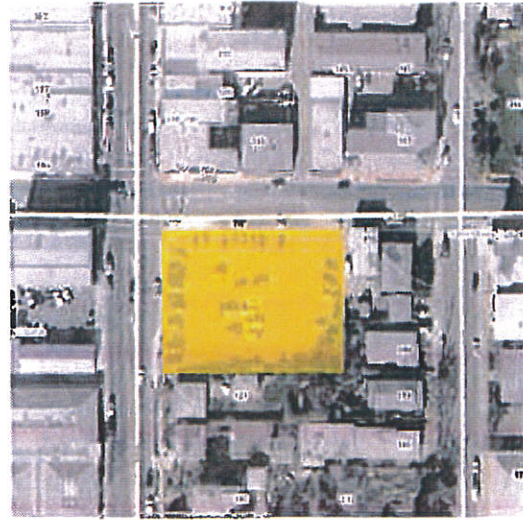
A handwritten signature in blue ink, appearing to read "Dianna Camara", written over a horizontal line.

Dianna Camara  
**Secretary** of the Oversight Board  
of the Successor Agency of the City of Dixon

# Long-Range Property Management Plan



Property No. 1 (Union Pacific Railroad Site)



Property No. 2 (Pardi Site)

Prepared by

City of Dixon

Redevelopment Successor Agency

August 2013



# Long-Range Property Management Plan

Submitted to:

Successor Agency Oversight Board

and

State of California

Department of Finance

Prepared by:

City of Dixon

Redevelopment Successor Agency

August 2013



## Table of Contents

|  |    |
|--|----|
| INTRODUCTION .....                                       | 1  |
| Figure 1.....  | 2  |
| OVERVIEW OF DIXON AND ITS REDEVELOPMENT HISTORY .....    | 3  |
| Figure 2.....  | 4  |
| Figure 3.....  | 5  |
| PART I: PROPERTY INVENTORY.....                          | 6  |
| Figure 4.....  | 7  |
| Figure 5.....  | 8  |
| Figure 6.....  | 9  |
| Figure 7.....  | 11 |
| PROPERTY 2 – PARDI SITE.....                             | 11 |
| Figure 8.....  | 12 |
| Figure 9.....  | 13 |
| PART II: USE/DISPOSITION PURPOSE OF THE PROPERTIES ..... | 14 |
| Figure 10.....   | 15 |
| Addendum.....  | 16 |
| Figure 11.....   | 17 |
| Figure 12.....   | 18 |
| Figure 13.....   | 19 |

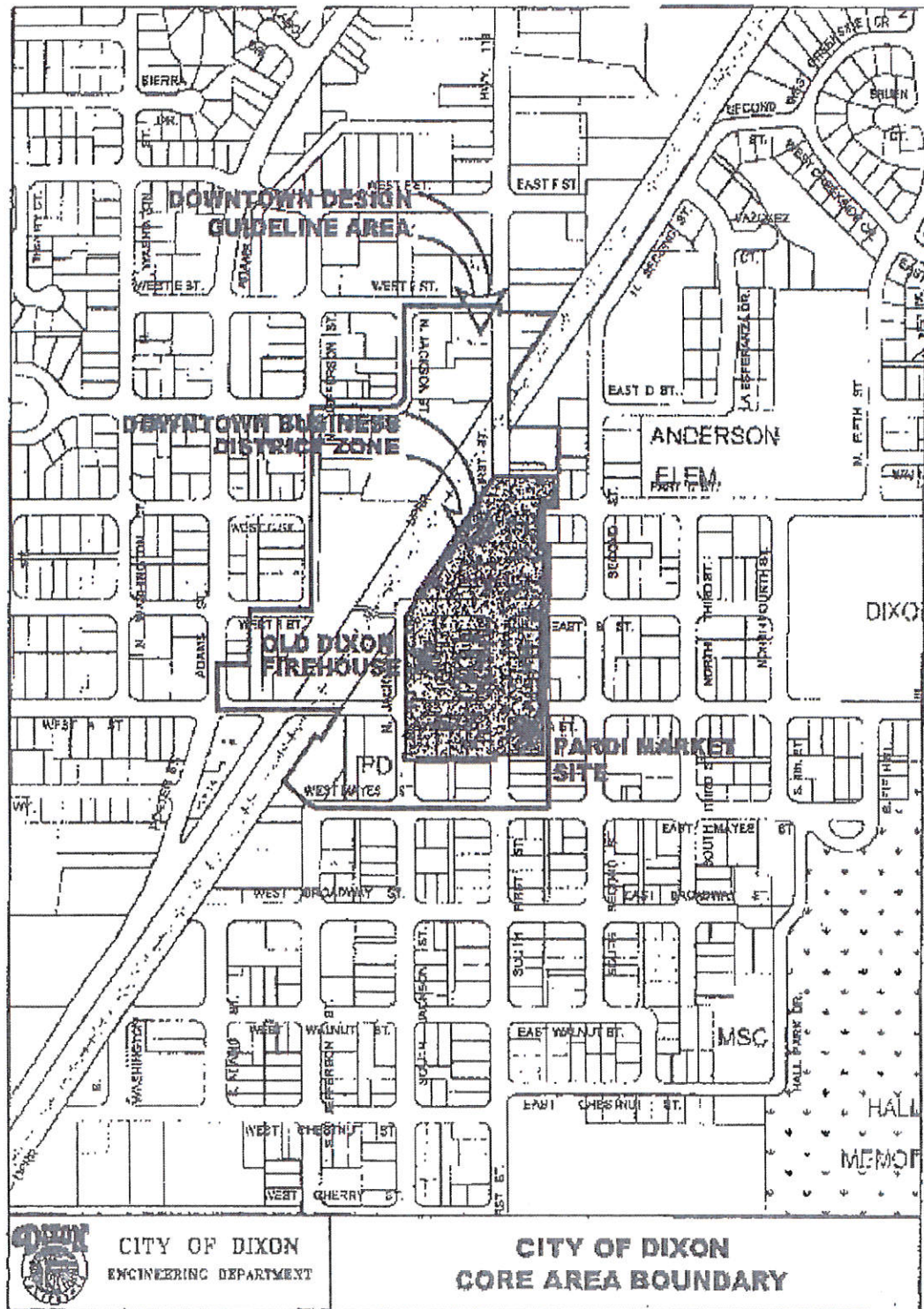
## INTRODUCTION

This document constitutes the Long-Range Property Management Plan (LRPMP) of the Successor Agency (Successor Agency) of the former Redevelopment Agency for the City of Dixon (former RDA), prepared in accordance with Health and Safety Code Section 34191.5

The former RDA was dissolved in February 2012, pursuant to ABx1 26 (as amended by AB1484). These Redevelopment Dissolution Statutes govern the dissolution of the Former RDA, which includes the disposition of its former real property. At the time of its dissolution, the Former RDA owned two parcels of real property (collectively, the "Properties") which are subject to and fully described in this LRPMP. Figure 1 provides a general location map of the properties within the City of Dixon.



**Figure 1**





The properties are located within the boundaries of the Dixon Redevelopment Project Area (Project Area) and are subject to the provisions of the 2007-2011 Central Dixon Project Area Implementation Plan (Per Assembly Bill 1290), the Dixon General Plan, and the City's zoning and land-use regulations, as set forth in City codes and ordinances.

The Successor Agency is now responsible for the disposition of the Properties in accordance with the requirements of the Redevelopment Dissolution Statutes, with particular reference to Health and Safety Code Section, 34191.1, 34191.4(a), and 34191.5.

This LRPMP was presented for consideration of approval on August 7, 2013, to the Dixon Oversight Board for the Successor Agency (Oversight Board). The Successor Agency obtained a "Finding of Completion" from the California Department of Finance (DOF) on April 26, 2013 that entitles the Successor Agency to submit this LRPMP for approval by the Oversight Board. The LRPMP will be transmitted to DOF for its approval within the prescribed timeframe.

In accordance with Health and Safety Code Section 34191.5 (c), Part I of this LRPMP contains an inventory of specified information related to each of the properties. Accompanying this LRPMP is the information checklist required by DOF.

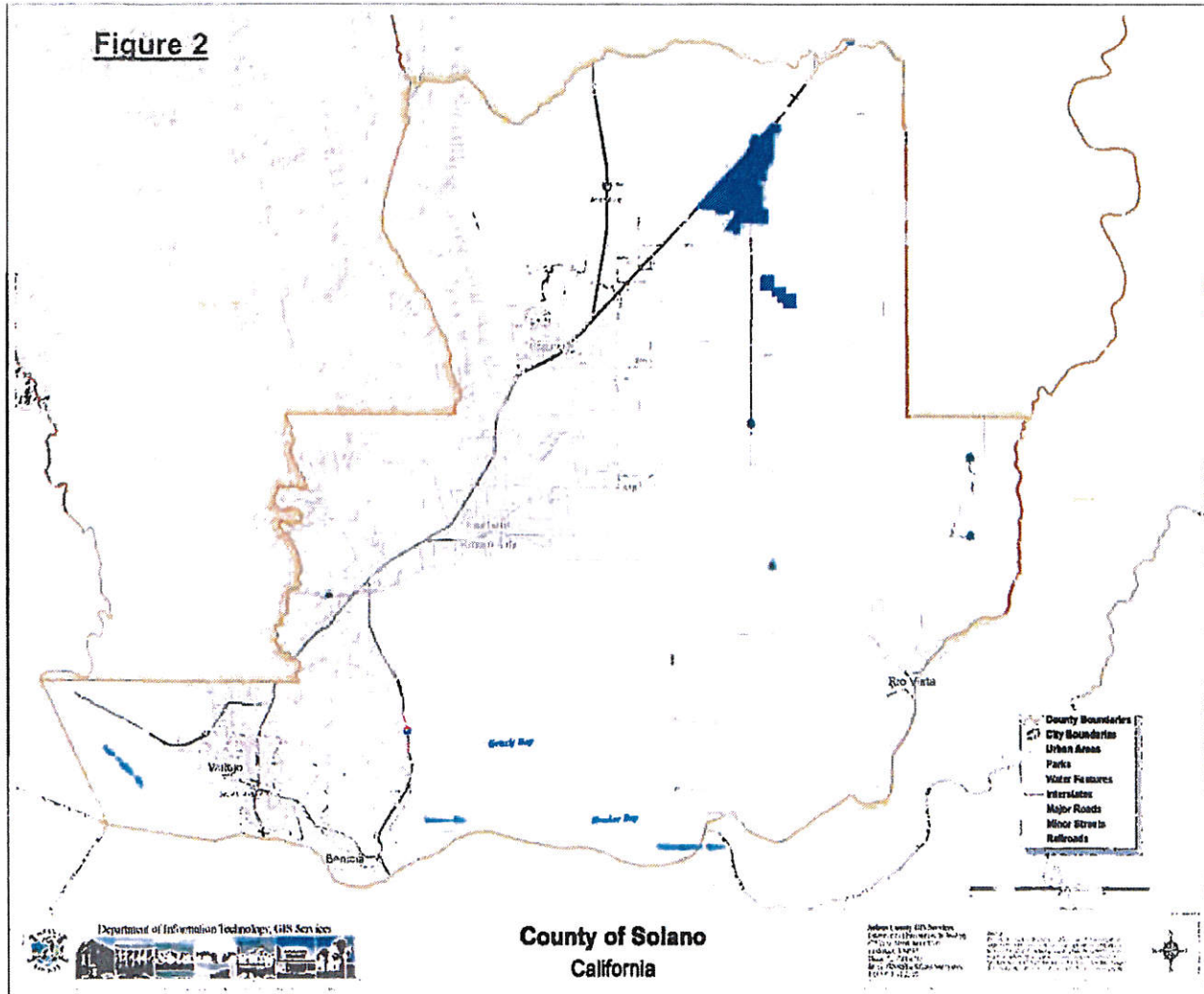
The remaining sections of this LRPMP are organized as follows:

- Overview of Dixon and Its Redevelopment History
- Part I: Property Inventory; and
- Part II: Use/Disposition Purpose of Properties

## **OVERVIEW OF DIXON AND ITS REDEVELOPMENT HISTORY**

The City of Dixon is located adjacent to the Interstate 80 Freeway along the northern boundary of Solano County, next to Davis and Sacramento. Solano County is located midway between San Francisco to the Southwest and Sacramento to the Northeast, and is the most eastern of the San Francisco Bay Area's nine counties. A regional map is opposite this page as Figure 2 for reference. Solano County has a population of over 420,000 and according the Bay Area of Associated Governments (ABAG) was the 8<sup>th</sup> fastest growing County in California during the past decade. ABAG predicts that Solano County will lead all of the Bay Area Counties in percentage growth of population, households, and employment over the next 20 years.

**Figure 2**

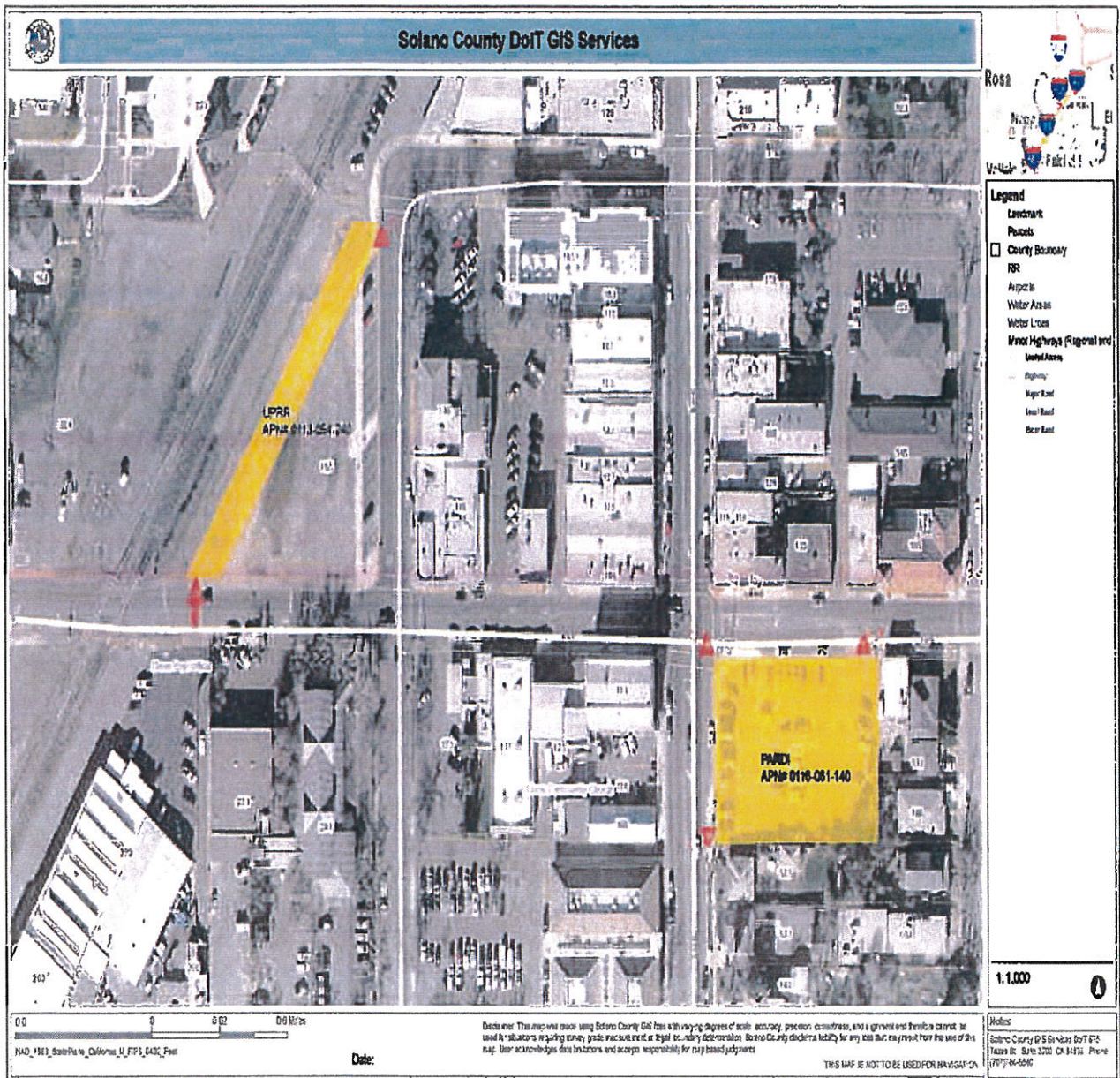


The Dixon Redevelopment Project Area was adopted by Ordinance No. 86-16 on November 16, 1986 to alleviate blight which affected certain areas of the City, and to prevent the emergence of further blight in the future. The Agency and City specifically developed a plan for blight removal in the Downtown section of the City through a 1996 Revitalization Plan that was adopted by the former RDA. The Revitalization Plan was designed to improve employment opportunities, increase the tax base, and create an economic environment that would encourage development, including investment in the Central area or Historic Downtown section of the City. The Plan was also devised to create a realistic way of spurring development in Downtown while capitalizing on unique characteristics available in the historic section of Dixon.

The core downtown is relatively small, consisting of a few blocks lining First Street, and a couple of blocks along A Street radiating out from First Street. The center and cornerstone of Downtown is the intersection of First and A Streets where the Agency owned Pardi Site is located at the Southeast corner. The Union Pacific Railroad site is two blocks away to the west, adjacent to the Old Dixon Lumber yard formerly located at the Northwest corner of Jackson and West A Streets. Figure 3.



**Figure 3**



Unfortunately, the Downtown area has not attracted the demand envisioned when the Plan was adopted and the properties within them have remained under-developed and underutilized for well over a decade. At the time that redevelopment was dissolved, the RDA had entered into a Disposition and Development Agreement with Old Dixon Square, LLC, to explore financial feasibility of a Residential/Retail Mixed-Use Development of the Pardi Site. In fiscal year 2008-09, the RDA budgeted \$350,000 for continuation of the mixed-use concept. It had already spent funds for acquisition (\$133,000), legal fees (\$80,000), and site improvements (\$130,000). These actions are

consistent with the adopted Implementation Plan, approved on May 8, 2007. However, the Pardi Site remains vacant and in need of transformation to complete the initiative of establishing a thriving Downtown area, and to serve as a catalyst to attract further private investment dollars in the core area of Dixon's Historical Downtown.

Both of the Properties described in the LRPMP are located in Downtown Dixon. The former RDA accomplished numerous initiatives in an effort to create a flourishing Downtown. They include:

- Building a new Police and Fire Stations within the Project Area.
- Adopting a Downtown Revitalization Plan that includes design standards, public facility plans, and blight elimination programs.
- Creating improved parking, including Phase I and II of a multi-modal site.
- Establishing an assessment district to address drainage and frontage deficiencies on North First Street and completion of those necessary improvements.
- Building façade improvements along North First Street, where several building owners have completed façade renovations.
- Approving funds for sewer repairs and replacements along North First Street.
- Seismically strengthening and retrofitting un-reinforced masonry Buildings; and
- Adopting future development of residential housing on 600 acres of land consistent with the General Plan and Dixon Housing Element Updates.

The intent of acquiring the Properties is to continue strengthening the retail opportunities, commercial functions, and public amenities in the Downtown area. Continuing development of these two sites will help the Agency achieve the goal of creating a greater sense of place and destination point for future patrons from outside the area.

## **PART I: PROPERTY INVENTORY**

The following is the required inventory information for each of the two Properties transferred from the former RDA to the Successor Agency. This inventory is organized to address the specific LRPMP inventory subsections listed in Health and Safety Code Section 34191.5(C)(1), with each item corresponding to the specific letter of this section of the Health and Safety Code. The two Properties described below are:

Property 1 - Union Pacific Railroad (UPRR) Site      Property 2 - Pardi Site

As denoted above the geographic proximity of the two Properties within the city is depicted in Figure 4.





## Property 1 – Union Pacific Railroad (UPRR)

Property 1 is located in the Central Dixon Redevelopment Project Area at the Northwest corner of North Jackson Street and West A Streets. It is a vacant parcel lying west of the Old Dixon Lumber Yard which is adjacent to the railroad right-of-way. Figure 5. It was offered for sale by the Union Pacific Railroad as surplus property. The 10,000 square foot linear site was originally part of the Old Dixon Lumber Yard and became available once the RDA agreed to acquire Old Dixon Lumber in order to land bank property for the future development of the Pedestrian Railroad Undercrossing and Passenger Platform, and to complete the 2005 Streetscape II Project that created right-of-way widening of West A Street and additional parking for North Jackson Street. Both projects were designed to accommodate growth and relieve traffic congestion in the Downtown area.

**Figure 5**



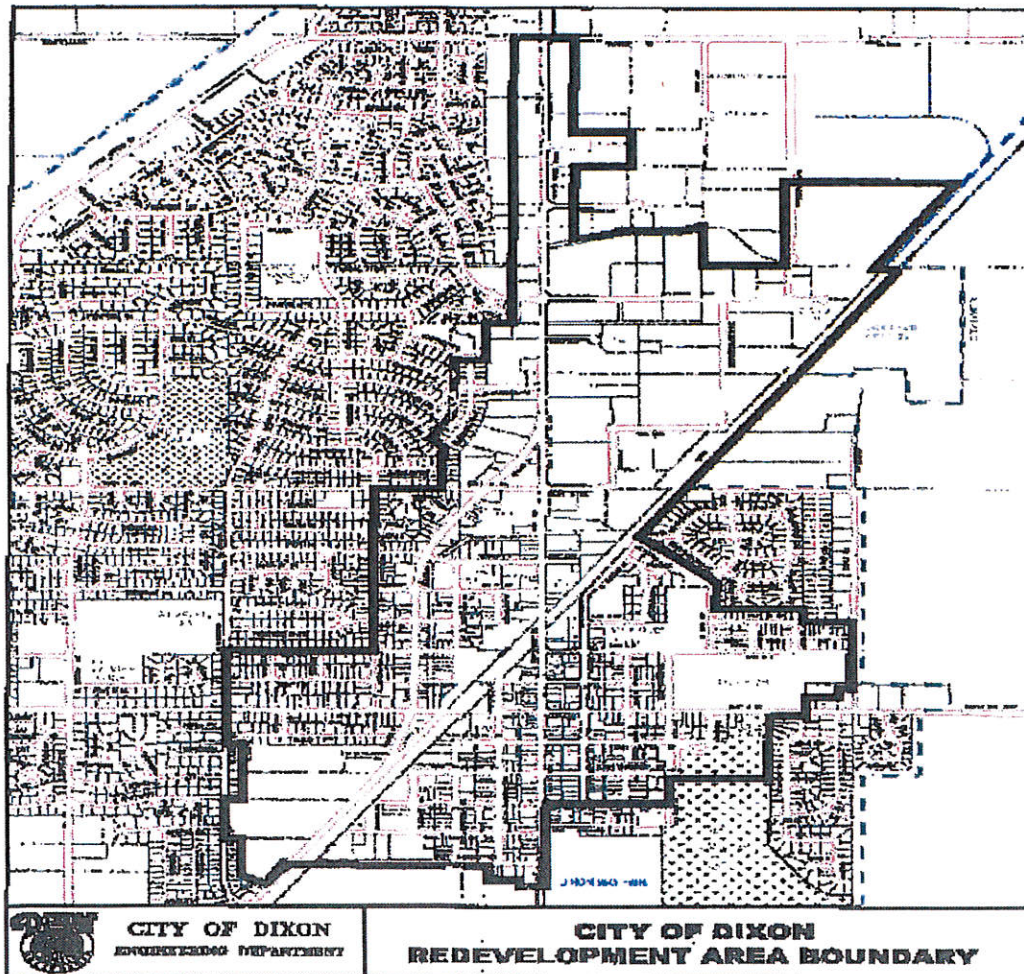
- A) *Acquisition Information.* The UPRR site was acquired by the former RDA in September of 2003. The purchase price paid for the site, which represented its value at the time, was \$45,000. This purchase price was for a 10,000 square foot linear strip that was sectioned off by an old fence line. The price per square foot compared with other comparable sales in the Downtown area.
- B) *Purpose of Acquisition.* As noted, the Property constitutes the remnant of the larger Old Dixon Lumber Yard Site that was originally purchased to develop the Streetscape II Project which was completed in 2005. Part of Old Dixon Lumber was used for diagonal parking and street widening of North Jackson Street. The



remaining sliver was determined to be surplus property and acquired by the RDA with the intent of being sold at a later date or used to further bolster the Downtown Area.

- C) *Parcel Data.* The Property consists of an approximately 0.24-acre or 10,471 square feet. The property has a long skinny rectangular shape being 36 feet deep and 331 feet in length. The property is located at 155 North Jackson Street in the Central Dixon Redevelopment Project Area. The Solano County Parcel Number is 113-054-240. The Property's location is within the Project Area of Figure 6. The Dixon General Plan and the Redevelopment Plan designation for this Property is Downtown Commercial.

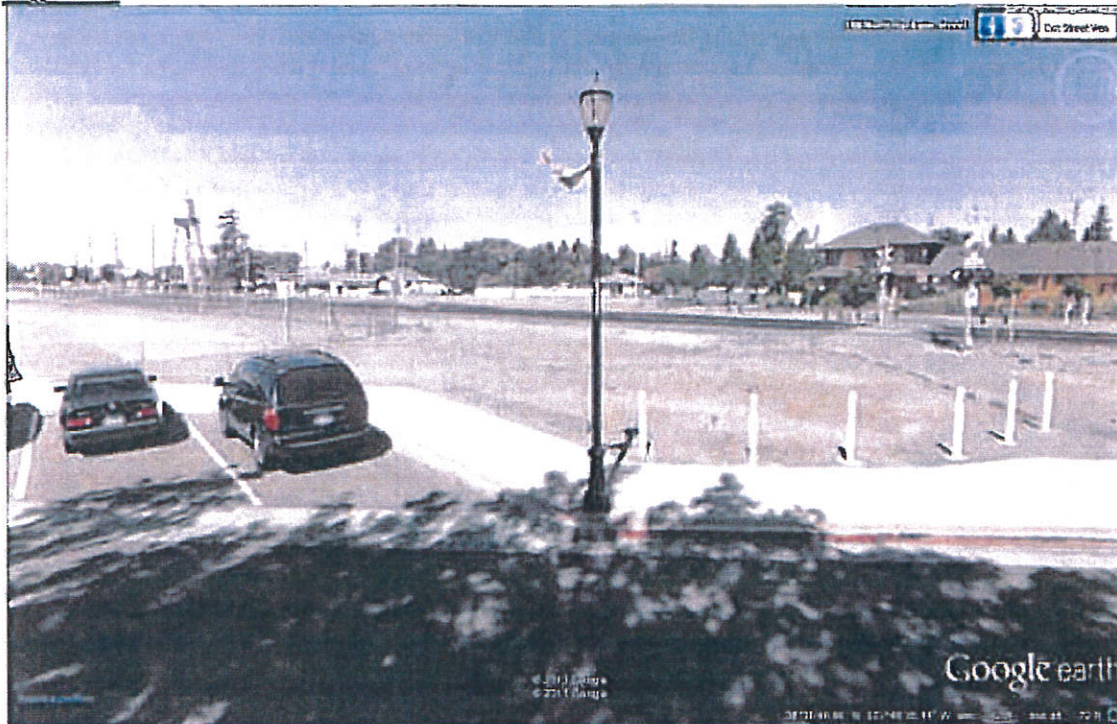
**Figure 6**



- D) *Current Value.* The current value of the property will be determined by an updated appraisal.
- E) *Revenues Generated by the Property; Contractual Requirements.* The Property does not generate any lease, rental or other revenue. There are no contractual requirements related to disposition of the Property.
- F) *Environmental Contamination and Remediation.* A Phase II Environmental Report and test sample borings were completed by Apex Envirotech, Inc. prior to the Purchase of the Property and no toxins were found. Additional environmental review will be necessary as part of the processing of any future development on the site. As of the report submittal, there are no known environmental concerns related to the Property.
- G) *Potential for Transit Oriented Development and Advancement of Planning Objective.* The General Plan and Redevelopment Plan provides goals, policies and implementation measures that would be achieved if this Property was disposed of and developed as planned for in this LRPMP. Figure 7 provides a streetview photograph of the Property in its current condition. The Property is located near a recently constructed Rail Station Facility that will foster public participation, and link the Downtown area to the Bay Area and Sacramento Interagency Rail and eventually commuter systems to Auburn, CA. It will strengthen Downtown by concentrating public transportation activity and traffic at the core, rather than the outlying areas. Together, with the acquisition of Old Dixon Lumber, this parcel will help create new opportunities for a larger, more functional Downtown area such as a public plaza that can host gatherings. It was the intent of the RDA to seek multi-family housing and affordable projects near the Transportation Center. To date, additional parking, infrastructure improvements including, but not limited to: drainage, curbs/gutters, and sidewalks have resulted in completion of Phase I of the Transportation Center. The former RDA was still researching a Transit Oriented Development type mixed-use development at the time of dissolution. Consequently, disposition and development of the Property as proposed in Part II of this LRPMP would achieve both General Plan and RDA goals, policies, objectives, and implementation measures focused on improved transportation patterns, affordable housing, and activating the area around the newly constructed Rail Station.



**Figure 7**



H) *History of Development Proposals and Activity.* The Former RDA and City envisioned that the UPRR Site would be used for either surplus property or: 1) Right-of-way widening for West A Street; 2) Additional parking; 3) Development of the Pedestrian Railroad Undercrossing and Passenger Platform Project which would require a significant amount of right-of-way to achieve gradient for American Disabilities Act.

#### **PROPERTY 2 – PARDI SITE**

Property 2 is also located in the Central Dixon Redevelopment Project Area. However, what makes this Property essential is the fact that it occupies one quadrant of what is perhaps the most central intersection in Downtown Dixon: South First and A Streets. Figure 8. This parcel, despite its prime location, has remained dormant and blighted for a number of years. The viability of the Downtown district requires that this parcel not continue in its current underutilized state. The Agency's goal had been for Property to be developed in order to attract an anchor tenant, and/or project to strengthen the economic base and encourage other private investment dollars in nearby parcels. Due to the significance of the parcel, the RDA previously participated in a Disposition and Development Agreement with Old Dixon Square, LLC. Elements of that DDA will be discussed further in the LRPMP.



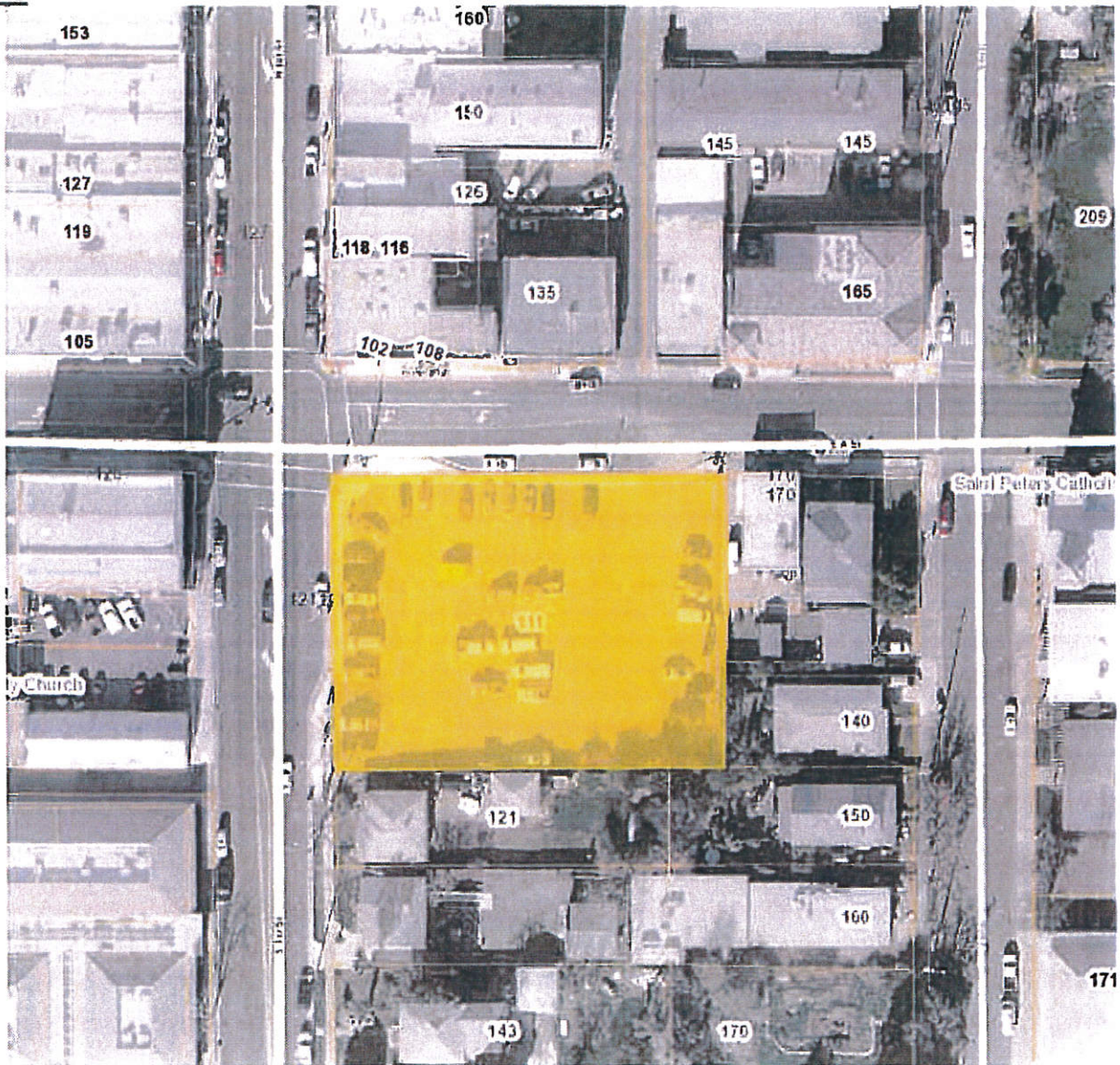
**Figure 8**



- A) *Acquisition Information.* The vacant underutilized Pardi Site was acquired by the Former RDA in 1995. The purchase price paid for the parcel was \$127,000, which represented the fair market value at the time of the purchase. An additional \$80,000 was spent in legal fees, \$8,000 in environmental reviews, \$6,400 in planning & surveys, and \$10,000 for an appraisal in 2007.
- B) *Purpose of Acquisition.* The property was purchased to be redeveloped and to serve as a catalyst for reviving the Historic Downtown neighborhood. The community envisioned a mixed-use commercial space that included a restaurant, private parking, residential apartment units, a community gathering place, plaza, and other public amenities to create a destination point.
- C) *Parcel Data.* This parcel comprises about seven tenths of an acre or 30,056 square feet. The Property has a street address of 165 East A Street. The Solano County Tax Assessment Number for the parcel is 116-061-140. The site is further depicted in aerial [Figure 9](#). The Dixon General Plan and the Redevelopment Plan designation for this Property is Downtown Commercial.



**Figure 9**



D) **Current Value.** The current value of the property is to be determined by an updated appraisal.

E) **Revenues Generated by the Property; Contractual Requirements.** The Property does not generate any lease, rental or other revenue. In addition, there are no contractual agreements related to disposition of the Property. However, as late as 2011, the RDA was seeking Request for Qualifications (2<sup>nd</sup> Round) from qualified developers to purchase, develop, and operate a commercial center with public parking and plaza amenities. No revenues have been realized from the property.

F) *Environmental Contamination and Remediation.* In 1998 a soils and ground water investigation was completed by Western Geo-Engineers. No concentration levels exceeding the California drinking water standards were found. Additional environmental reviews will be necessary as part of the processing of any future development on the site. As of the submittal of this report, there are no known environmental concerns related to the Property.

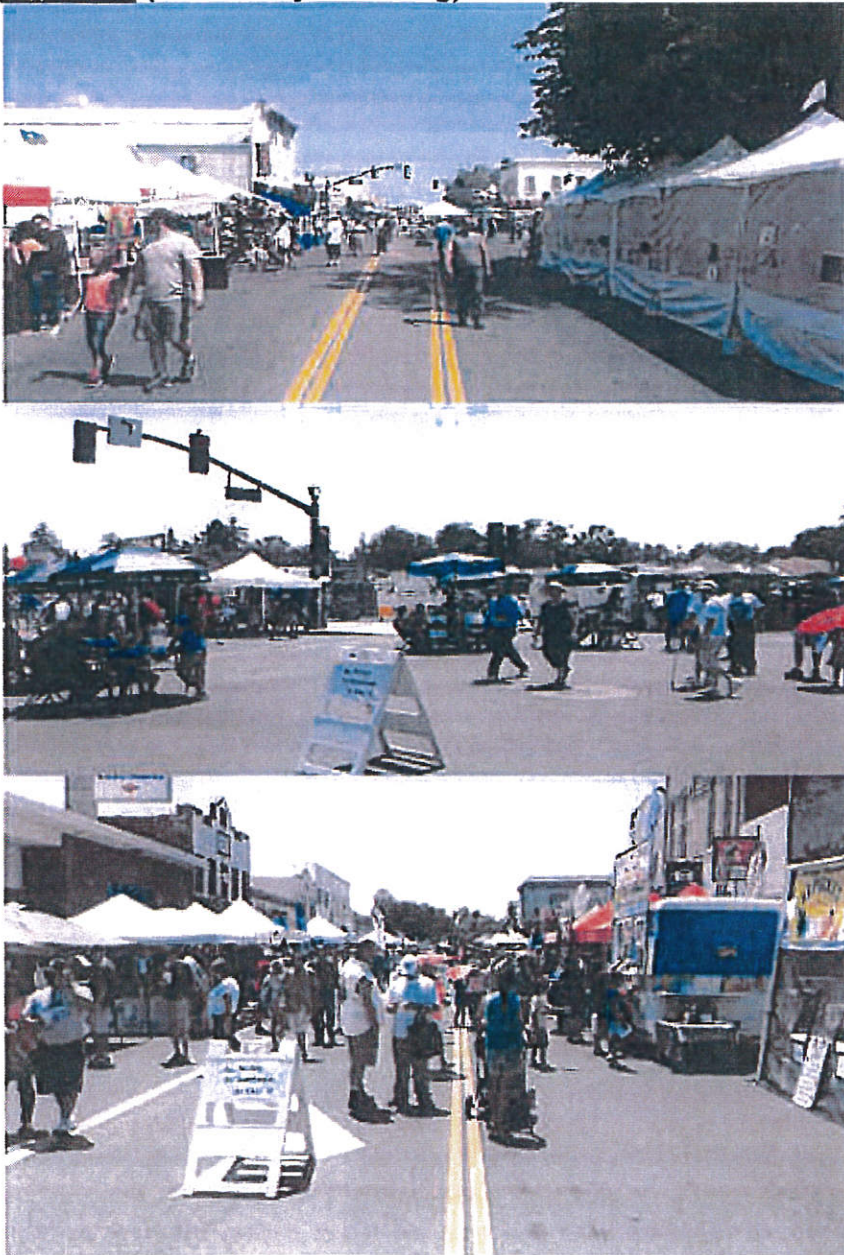
G) *Potential for Transit Oriented Development and Advancement of Planning Objective.* This site has little potential for transit oriented development.

## **PART II: USE/DISPOSITION PURPOSE OF THE PROPERTIES**

As required by Health and Safety Code Section 34191.5(C)(2), and subject to DOF approval, this LRPMP acknowledges that the Properties will be used for their original intent and for projects identified in the AB 1290 Implementation Plan, as well as the City's General Plan and RDA initiatives. Upon approval of the LRPMP, the Properties will be transferred to the City and used as set forth prior to the elimination of redevelopment. None of the Properties listed in Dixon's LRPMP are needed for governmental use or to fulfill an enforceable obligation.



**Figure 10 (Community Gathering)**



## **ADDENDUM**

### **LONG RANGE PROPERTY MANAGEMENT PLAN**

Prepared by:  
City of Dixon  
Redevelopment Successor Agency  
September 2013

The purpose of this addendum, dated September 25, 2013, is to add a third parcel to the City of Dixon's Long Range Property Management Plan. The Former Dixon Redevelopment Agency owns three (3) parcels of real property which are subject to and fully described in this LRPMP.

The third and final parcel is the Old Dixon Lumber Yard Site located at West A Street and North Jackson Street. Similar to the first 2 sites, this third parcel addresses the specific LRPMP inventory subsections listed in Health and Safety Code Section 34191.5 (c), with the subject parcel corresponding to the specific letter of this Section of the Health and Safety Code. The third property is described below:

#### **Property 3 – Old Dixon Lumber Yard Site**

The Old Dixon Lumber Yard Site is located within the boundaries of the Dixon Redevelopment Project Area (Project Area) and is subject to the provisions of the 2007-2011 Central Dixon Project Area Implementation Plan (Per Assembly Bill 1290), the Dixon General Plan, and the City's zoning and land-use regulations, as set forth in City codes and ordinances.

The Dixon Successor Agency is responsible for the disposition of the site in accordance with the requirements of the Redevelopment Dissolution Statutes, with particular reference to Health and Safety Code Section, 34191.1, 34191.4(a), and 34191.5.

The revised LRPMP and this addendum were presented for consideration of approval on September 25, 2013, to the Dixon Oversight Board for the Successor Agency. This revised LRPMP will be transmitted to the Department of Finance for its review and approval within the prescribed timeframe.

- A) *Acquisition Information.* The Old Dixon Lumber Yard Sites was acquired by the Former RDA in October of 2001. The purchase price paid for the site, which represented its value at the time, was \$91,448; an estimated \$2,000 for title and closing costs; and the cost of a Phase II hazardous materials report in the amount of \$4,600. The purchase price, plus ancillary costs, was for a 52,708 square foot parcel that was underutilized and deteriorating. The price per square foot compared with other comparable sales in the area.

- B) *Purpose of Acquisition.* The property was purchased to develop the Streetscape II Project that was completed in 2005. It was also acquired to support the 1996 Downtown Revitalization Plan which called for a West B Street Bicycle/Pedestrian Undercrossing Project (the "Undercrossing Project").
- C) *Parcel Data.* The property consists of approximately 1.2 acres or 52,708 square feet. The property is rectangular in shape being 252 feet deep and 300 feet in length (Figure 11). The property is located at 155 North Jackson Street in the Central Dixon Redevelopment Project Area. The Solano County Parcel Number is 113-054-080. The Property's location is within the Project Area of Figure 6. The Dixon General Plan and the Redevelopment Plan designation for this Property is Downtown Commercial.
- D) *Current Value.* The current value of the property will be determined by an updated appraisal and development of the Undercrossing Project.
- E) *Revenues Generated by the Property; Contractual Requirements.* The Property does not generate any lease, rental or other revenue. There is an agreement to use this site as part of the Undercrossing Project and as a staging area during construction.
- F) *Environmental Contamination and Remediation.* A Phase II Environmental Report and test sample borings were completed by Apex Envirotech, Inc. prior to the purchase of the Property and no toxins were found. Additional environmental review will be necessary as part of the processing of any future development on the site. As of the submittal of this Plan, there are no known environmental concerns related to the Property.
- G) *Potential for Transit Oriented Development and Advancement of Planning Objective.* The Old Dixon Lumber Yard Site has the most potential of all Dixon properties for Transit Oriented Development (TOD). At the time of dissolution, the Former RDA was exploring TOD type projects consisting of affordable housing, rail transportation, and commercial outlets. This parcel is adjacent to the Undercrossing Project that was funded by the Solano Transportation Authority (Figure 12). The estimated cost for the Undercrossing Project is \$6.7 Million Dollars. A Ground Breaking occurred on August 8, 2013 (Figure 13). The Old Dixon Lumber Yard Site is across the tracks from the Undercrossing Project and Dixon Train Station Building that was built in 2006. It was the intent of the Former RDA to continue the goals and objectives of redevelopment by developing this site to compliment Transit Orient Development such as the Train Station Building, Transportation Center, Undercrossing Project, and other related TOD initiatives.

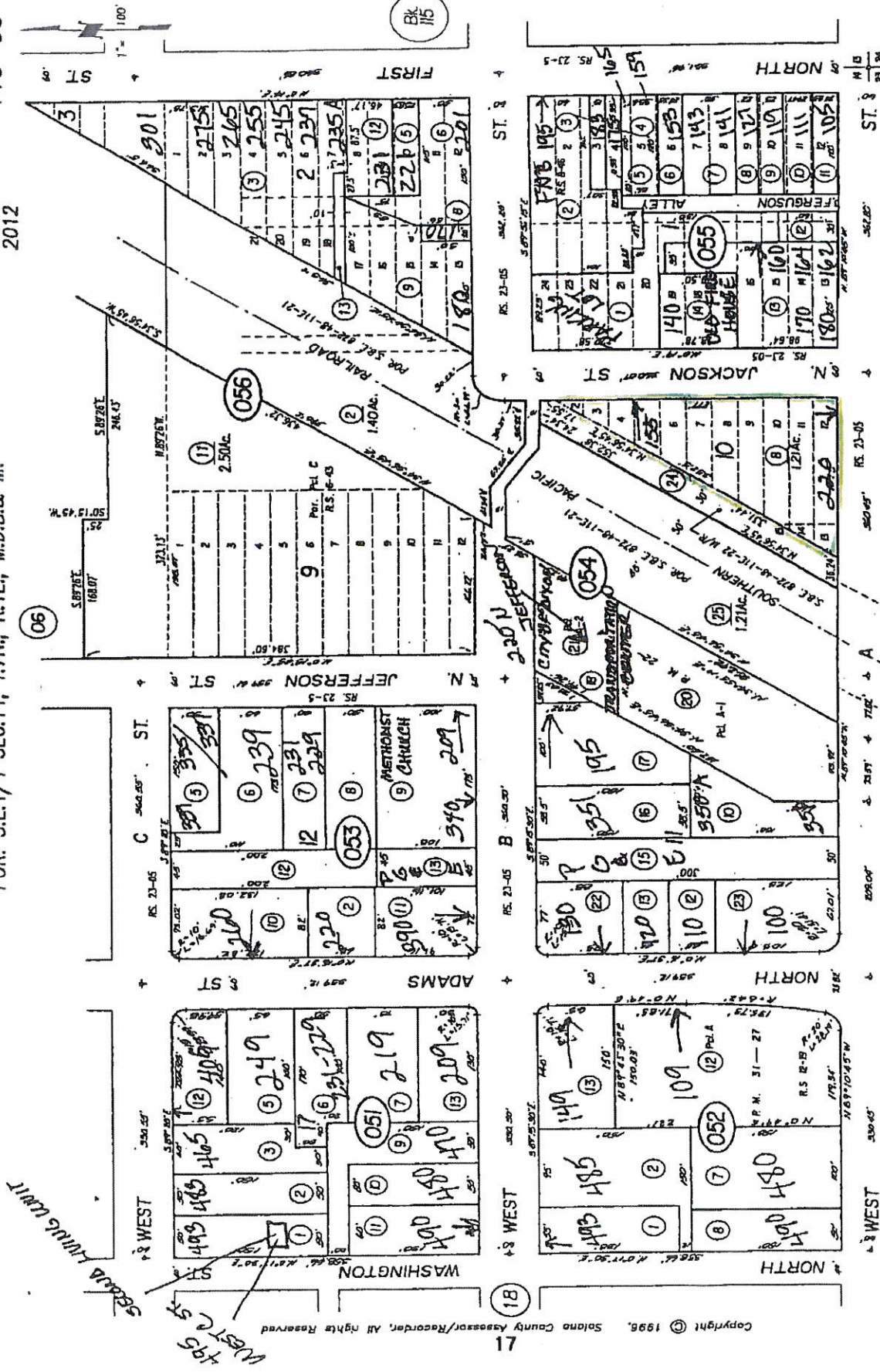


FIGURE 11

Tax Area Code  
2012

POR. S.E.1/4 SEC.14, T.7N., R.1E., M.D.B. & M.

113-05



NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

| REVISION  | DATE     | BY |
|---|----------|----|
| 056-12 & 13 (add)   | 11-4-11  | CT |
| 056-12 & 13 (add)   | 11-14-08 | OW |
| 056-15 (add)  | 4-28-08  | JS |
| 056-01, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 | 12-21-05 | JS |

Dickson's Addition - R.M. Bk. 1, Pg. 20  
City of Dixon - R.M. Bk. 4, Pg. 42

Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

CITY OF DIXON  
Assessor's Map Bk. 113 Pg. 05  
County of Solano, Calif.

12-13



# Dixon West B Street Bicycle/Pedestrian Undercrossing

## Necessity and Purpose

The proposed West B Street undercrossing is located between N. Jackson Street and N. Jefferson Street, in close proximity to Dixon's downtown, Anderson Elementary School and adjacent residential areas. The current at-grade crossing facilitates an estimated 300 pedestrian trips daily, the majority of which are children accessing schools on either side of the railroad tracks. Two fatalities have been reported at the project location since 1990.

The STA is partnering with the City of Dixon to advance the West B Street pedestrian/bicycle undercrossing by 2013-14. The project will replace the existing at-grade pedestrian/bicycle railroad crossing with a grade separated pedestrian undercrossing. The construction of an underpass will allow pedestrians and bicyclists to safely cross UPRR to access other parts of the City or the proposed Intermodal Facility.

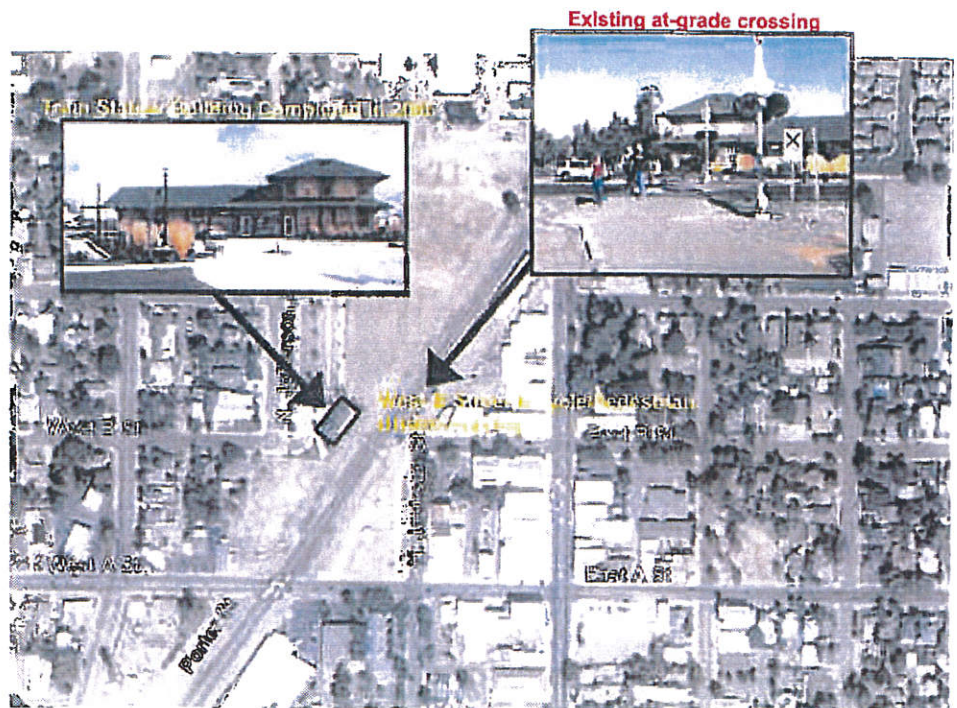
## Vision - Completed by 2014

Design 100% completed  
Environmentally cleared  
ROW completed July 2012  
List for construction April 2013  
End construction early  
Summer 2014

## Funding Strategy

The estimated project cost for the West B Street undercrossing is \$6.7M. STA has the necessary approvals and matching funds to move the project forward. The following approved funding will move the project forward:

|                   |                    |
|-------------------|--------------------|
| TDA 4/8           | \$975,000          |
| TDA 3             | \$125,000          |
| HPP Earmark       | \$668,000          |
| OBAG TE           | \$1,141,000        |
| STIP TE           | \$1,321,000        |
| Dixon Local Match | \$1,146,000        |
| OBAG CMAQ         | \$1,394,000        |
| <b>Total</b>      | <b>\$6,775,000</b> |



## Improvements to be made

The City of Dixon plans to underground the current at-grade pedestrian crossing connecting West B Street on both sides of the tracks. There will be weekend cut/cover tunnel construction.

The project will also involve the construction of decorative retaining walls, security fencing on both sides of the tracks, installation of security cameras, ADA-compliant ramps and a stairway on both sides of the tracks.

FIGURE 12

For more information, contact:

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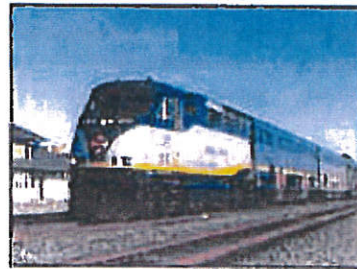




FIGURE 13

**Dixon West B Street  
Pedestrian and Bicycle  
Undercrossing Project**

**GROUNDBREAKING  
CEREMONY**



**Thursday, August 8, 2013  
1:00 pm  
Dixon Transportation Center**